

# Staff Summary Report



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 18  
Meeting Date: 10/11/01

**SUBJECT:** PRICE WARNER CORPORATE CENTER #SBD-2001.65

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** Request by Price Warner Corporate Center for a Final Subdivision Plat located at 2135 East Warner

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Request for **PRICE WARNER CORPORATE CENTER** (Price Warner Partners, LLC., property owner) for a Final Subdivision Plat located at 2135 West Warner Road. The following approval is requested from the City of Tempe:

**#SBD-2001.65** A Final Subdivision Plat for 1 lot on approximately 8 net acres.

Document Name: 20011011devsrh03

Supporting Documents: Yes

**SUMMARY:** This request is for a Final Subdivision Plat for Price Warner Corporate Center to reflect the change to the Tract "A" boundary located at the northeast corner of the site. The owner acquired additional property from Arizona Department of Transportation, therefore requiring a re-plat of the property. The plat appears to meet the requirements set forth in Subdivision Ordinance 99.21, therefore, staff recommends approval and public input is not required.

**RECOMMENDATION:** Staff – Approval  
Public – Not Required

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description / Comments / Reason(s) for Approval
  3. Conditions of Approval
  4. Location Map
  5. Subdivision Plat

## **HISTORY & FACTS:**

1978. City Council approved the rezoning of the subject site from AG to PCC-1.

June 8, 1982. City Council approved a General Plan of Development for Circle G Plaza.

June 27, 2000. Planning & Zoning Commission accepted the withdrawal of the request by Price Warner Corporate Center for an Amended General and Final Plan of Development.

October 26, 2000. City Council approved an Amended General and Final Plan of Development for a 87,372 office building at 2135 E. Warner Rd

**DESCRIPTION:** Owner – Price Warner Partners, LLC  
Applicant – Norman Engineering Group, Inc., Jeff Bauer  
Surveyor – Richard Tabor  
Existing zoning – PCC-1  
Total site area – 8 net acres  
Number of Lots Proposed – 1 Lot

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## **REASON(S) FOR APPROVAL:**

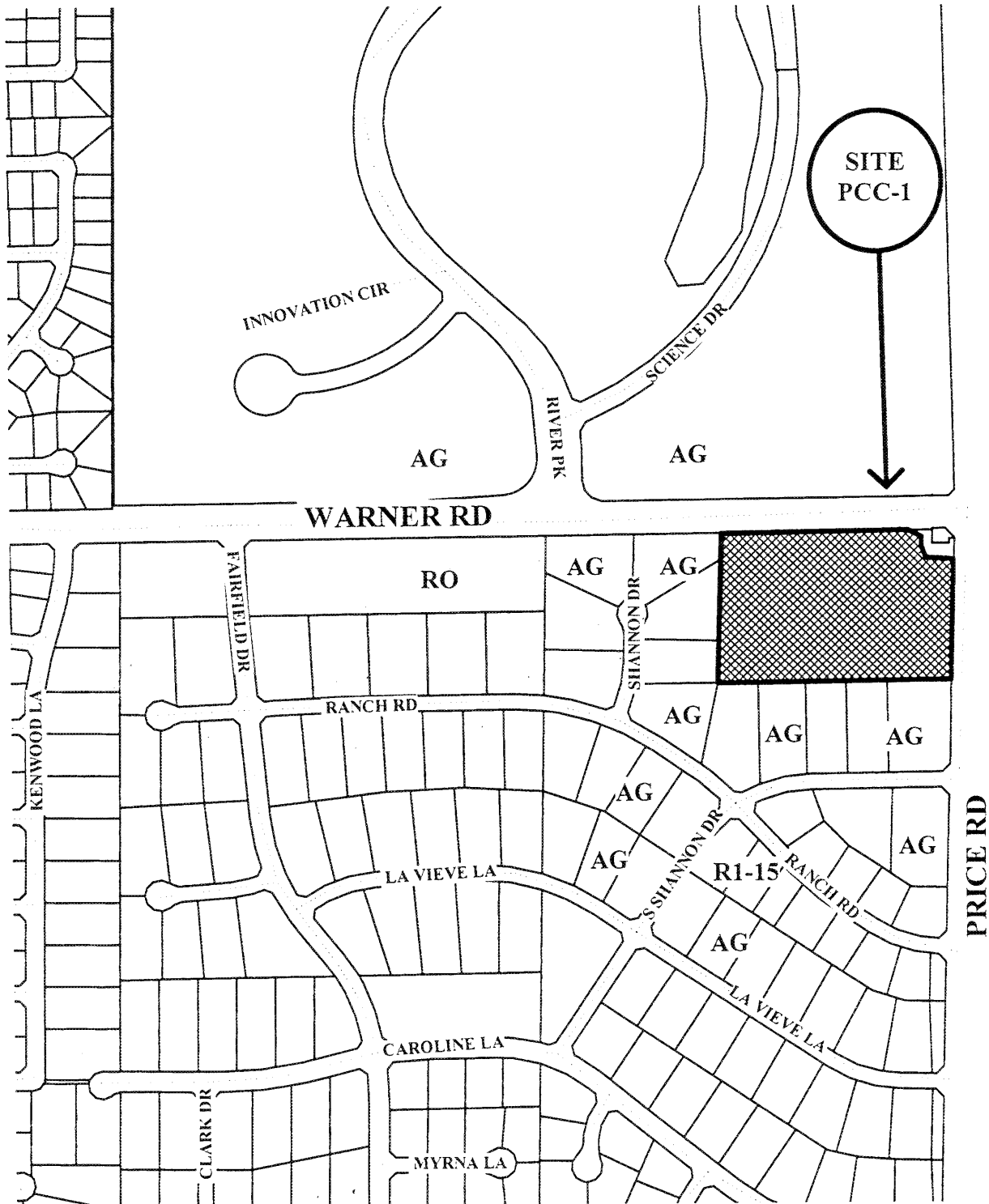
1. The plat appears to conform with Subdivision Ordinance No. 99.21

**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of City Council approval (**MUST BE RECORDED BY OCTOBER 11, 2002**). Prior to recordation, the Planning Division within the Development Services Department shall review details of the document format.

PRICE WARNER CORPORATE CTR

SBD.2001.65



Location Map SEE OTHER SIDE FOR MORE INFORMATION

